

134.0

0001

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

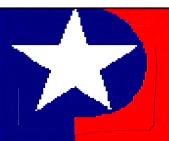
637,100 / 637,100

USE VALUE:

637,100 / 637,100

ASSESSED:

637,100 / 637,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
26		BONAD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SMITH MARIAN E/TRUSTEE	
Owner 2: MARIAN E SMITH LIVING TRUST	
Owner 3:	

Street 1: 26 BONAD ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: SMITH MARIAN E -	
Owner 2: -	

Street 1: 26 BONAD ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1922, having primarily Vinyl Exterior and 1141 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
	Spec Land %
	J Code Fact
	Use Value Notes

101	One Family	4800	Sq. Ft.	Site	0	80.	1.18	9													

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4800.000	182,100	3,800	451,200	637,100		86178
							GIS Ref
							GIS Ref
							Insp Date
							12/02/17

PREVIOUS ASSESSMENT								Parcel ID	134.0-0001-0014.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	182,100	3800	4,800.	451,200	637,100		Year end	12/23/2021
2021	101	FV	168,800	3800	4,800.	451,200	623,800		Year End Roll	12/10/2020
2020	101	FV	168,900	3800	4,800.	451,200	623,900		623,900 Year End Roll	12/18/2019
2019	101	FV	174,500	3900	4,800.	423,000	601,400		601,400 Year End Roll	1/3/2019
2018	101	FV	174,000	3400	4,800.	349,700	527,100		527,100 Year End Roll	12/20/2017
2017	101	FV	174,000	3400	4,800.	321,500	498,900		498,900 Year End Roll	1/3/2017
2016	101	FV	174,000	3400	4,800.	293,300	470,700		470,700 Year End	1/4/2016
2015	101	FV	153,000	3400	4,800.	287,600	444,000		444,000 Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
SMITH MARIAN E,	62202-182	7/9/2013	Convenience			1	No	No					
PHILIPS DEBORAH	55097-58	8/2/2010				380,000	No	No					
QUIGLEY RICHARD	44503-208	1/19/2005				425,000	No	No	A				
	21250-292	6/1/1991				1	No	No					

BUILDING PERMITS											ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
4/11/2018	401	Porch	3,000	C					12/2/2017	Meas/Inspect	HS	Hanne S		
7/14/1999	491	Alterati	7,500					ADD TO/REMODEL KIT	3/16/2009	Inspected	345	PATRIOT		
									1/20/2009	Entry Denied	372	PATRIOT		
									12/9/1999	Inspected	264	PATRIOT		
									11/23/1999	Mailer Sent				
									11/9/1999	Measured	256	PATRIOT		
									8/27/1992		JK			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type:	2 - Bungalow			Full Bath:	1	Rating:	Average	SCUTTLE-SUMP PUMP-BSMT SINK.										
Sty Ht:	1 - 1 Story			A Bath:		Rating:												
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:												
Foundation:	2 - Conc. Block			A 3QBth:		Rating:												
Frame:	1 - Wood			1/2 Bath:		Rating:												
Prime Wall:	4 - Vinyl			A HBth:		Rating:												
Sec Wall:		%		OthrFix:	1	Rating:	Fair											
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>														
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good											
Color:	YELLOW			A Kits:		Rating:												
View / Desir:				Fpl:	1	Rating:	Average											
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:												
Grade:	C - Average			<b>CONDOS INFORMATION</b>														
Year Blt:	1922	Eff Yr Blt:		Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdct:		Fact:	.	Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL						
Prim Int Wal	2 - Plaster			Functional:		%		Interior:	1	5	2							
Sec Int Wall:		%		Economic:		%		Additions:										
Partition:	T - Typical			Special:		%		Kitchen:										
Prim Floors:	3 - Hardwood			Override:		%		Baths:										
Sec Floors:		%		Total:	31	%		Plumbing:										
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:										
Subfloor:				Basic \$ / SQ:	100.00			Heating:										
Bsmnt Gar:				Size Adj.:	1.35000002			General:										
Electric:	3 - Typical			Const Adj.:	0.98990101													
Insulation:	2 - Typical			Adj \$ / SQ:	133.637													
Int vs Ext:	S			Other Features:	68201													
Heat Fuel:	2 - Gas			Grade Factor:	1.00													
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000													
# Heat Sys:	1			NBHD Mod:														
% Heated:	100	% AC:	100	LUC Factor:	1.00													
Solar HW:	NO	Central Vac:	NO	Adj Total:	263886													
% Com Wal		% Sprinkled		Depreciation:	81805													
				Deprecated Total:	182082													
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:										
Make:		Model:		Juris. Factor:				Before Depr:	133.64									
<b>SPEC FEATURES/YARD ITEMS</b>				Special Features:	0			Val/Su Net:	80.79									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	12X18	A	AV	1960	26.57	T	40	101			3,400		3,400	
19	Patio	D	Y	1	8X10	A	AV	2010	6.00	T	7.2	101			400		400	
More: N	Total Yard Items:	3,800	Total Special Features:			Total:	3,800											
<b>PARCEL ID</b> 134.0-0001-0014.0				<b>IMAGE</b> AssessPro Patriot Properties, Inc														
																		